

086.A

0001

0122.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

463,500 / 463,500

USE VALUE:

463,500 / 463,500

ASSESSED:

463,500 / 463,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
120-122		MADISON AVE, ARLINGTON

OWNERSHIP

Owner 1:	LI HUI	Unit #:	122
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Owner 2: JIANG LINGYUN

Owner 3:

Street 1: 122 MADISON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	WOLCOTT MATTHEW R & JENNIFER L -
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Owner 2: -

Street 1: 122 MADISON AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1968, having primarily Wood Shingle Exterior and 1095 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7332																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	463,500			463,500		316937
							GIS Ref
							GIS Ref
							Insp Date
							08/17/18

Parcel ID 086.A-0001-0122.0

!16105!

USER DEFINED

Prior Id # 1:	54283
Prior Id # 2:	
Prior Id # 3:	
12/11/20	05:44:59
12/18/2019	
1/3/2019	
12/20/2017	
1/3/2017	
1/4/2016	
16105	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	456,800	0	.	.	456,800	456,800	Year End Roll	12/18/2019
2019	102	FV	476,800	0	.	.	476,800	476,800	Year End Roll	1/3/2019
2018	102	FV	423,000	0	.	.	423,000	423,000	Year End Roll	12/20/2017
2017	102	FV	386,500	0	.	.	386,500	386,500	Year End Roll	1/3/2017
2016	102	FV	386,500	0	.	.	386,500	386,500	Year End	1/4/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOLCOTT MATTHEW	72845-267	2	6/28/2019		535,000	No	No		
SHEININA SVETLA	63434-355		3/31/2014		385,000	No	No		

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2019	SQ Returned	JO	Jenny O
8/17/2018	Measured	DGM	D Mann
5/29/2015	SQ Returned	EMK	Ellen K
1/15/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																						
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																						
Sec Wall: 8 - Brick Veneer	15%			OthrFix:	Rating:																						
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1																	
Color: WHITE & BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																		
View / Desir:				Fpl: 1	Rating: Good			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: C - Average								Lvl 2																			
Year Blt: 1968	Eff Yr Blt:							Lvl 1																			
Alt LUC:	Alt %:							Lower																			
Jurisdict: G16	Fact: .							Totals	RMs: 6	BRs: 3	Baths: 1	HB															
Const Mod:																											
Lump Sum Adj:																											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall: 1 - Drywall				Total Units:				Interior:		1	6	3															
Sec Int Wall:	%			Floor: 2 - 2nd Floor				Additions:																			
Partition: T - Typical				% Own: 50.000000000				Kitchen:																			
Prim Floors: 4 - Carpet				Name:				Baths:																			
Sec Floors:	%							Plumbing:																			
Bsmnt Flr: 14 - Asphalt Tile								Electric:																			
Subfloor:								Heating:																			
Bsmnt Gar: 1								General:																			
Electric: 3 - Typical																											
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 2 - Gas																											
Heat Type: 3 - Forced H/W																											
# Heat Sys: 1																											
% Heated: 100	% AC:																										
Solar HW: NO	Central Vac: NO																										
% Com Wall	% Sprinkled:																										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 086.A-0001-0122.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N																											
Total Yard Items:				Total Special Features:				Total:																			
AssessPro Patriot Properties, Inc																											